



New Markets Tax Credit and 108 Loan Portfolio Updates

Seattle City Council

Committee on Economic Resiliency and Regional Relations

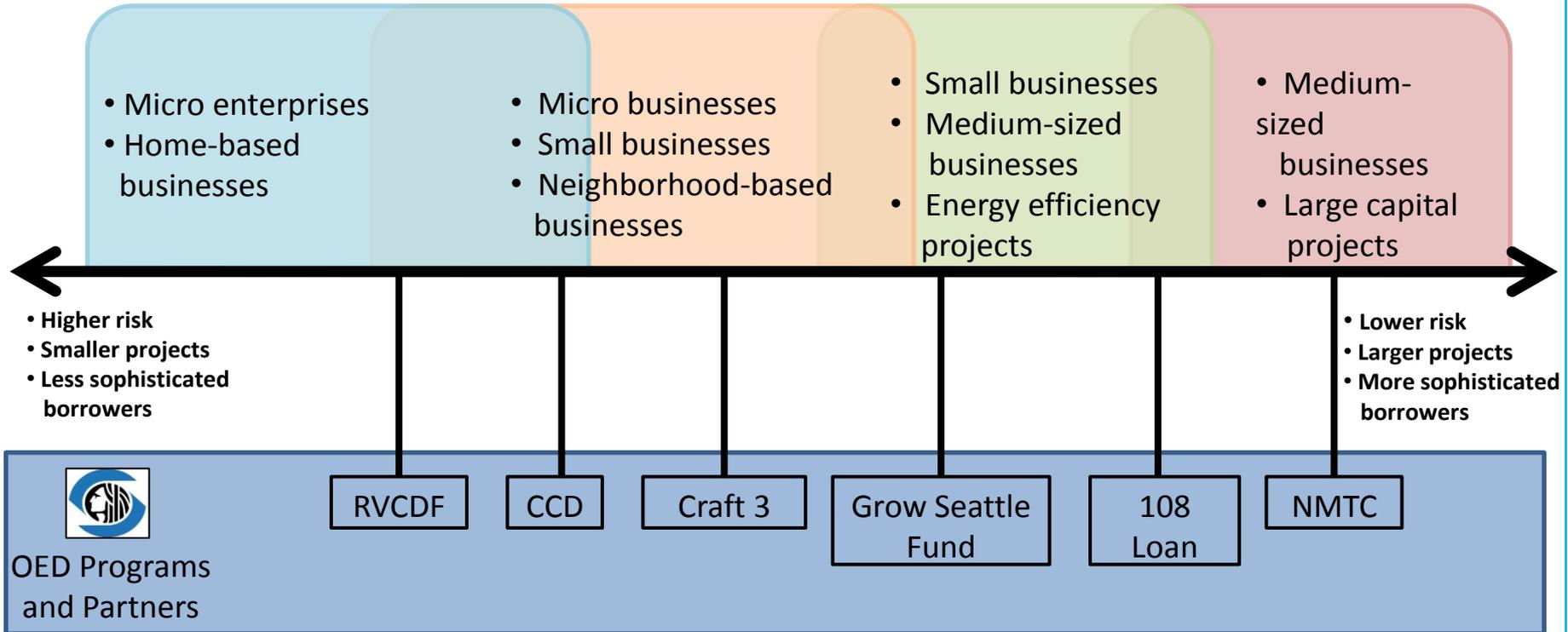
Tina Vlasaty, AJ Cari, OED

Ben Franz-Knight, Pike Place Market Preservation and Development Authority

Walt Townes, Retail Lockbox

May 21, 2013

OED Financing Spectrum



NMTC Program - Seattle Investment Fund

Program Background and Benefits



- City of Seattle entity created in 2008 to receive and allocate federal New Markets Tax Credits.
- The program stimulates job creation and economic revitalization in distressed neighborhoods.
- \$51M in credits allocated to 5 projects.
- \$150M in total development costs.
- 200 permanent jobs created.
- 480 jobs retained.
- 74 units of affordable and workforce housing.

NMTC Program - Seattle Investment Fund



Portfolio

- Pike Place Market Rehab
- Bullitt Center
- INScope
- Stadium Place
- Retail Lockbox



NMTC Program – Small Business Investment



Only in Seattle - Façade Program

- \$157,200 in program fees leveraged by match funds for a total of \$390,000 in façade improvements in Seattle neighborhoods.

“Med Mix has been operating the past year and enjoying considerable success in the neighborhood. Med Mix has surpassed projections and has definitely generated considerable ‘eyes on the street’ which has led to the planned revitalization of 23rd and Union. Without the City's considerable financial support and practical advice and guidance none of this would have been possible.”

-Ian Eisenburg, building owner in Central District

Small Business Lending

- \$310,000 in program fees allocated to a community based lender to leverage and provide small business loans.

108 Loan Program



- Since 1996, \$64M loaned to 16 projects.
- 4 projects have repaid loans in full.
- 12 projects currently remain under OED's asset management with an outstanding loan balance of \$27.5M.
- 515 permanent jobs.
- 226 units of affordable housing.

108 Loan Program



- OED manages the active portfolio closely given challenges from the most recent recession.
- No delinquencies or defaults.
- The program continues to be a valuable financing tool successfully implemented by OED.



City of Seattle's Office of Economic Development

www.seattle.gov/economicdevelopment

www.growseattle.com

www.onlyinseattle.org

www.seattleinvestmentfund.com

